



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1195
clerks@grafton-ma.gov



2019 00032686

Bk: 60273 Pg: 228

Page: 1 of 2 04/16/2019 10:52 AM WD

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
2019/827-3- Comprehensive Permit Pursuant to G.L.c. 40B

PETITIONER: Fieldstone Realty, LLC (Elmrock Estates), Wheelrock,
LLC
4 Charlesview Road, Hopedale, MA 01747

OWNER: Fieldstone Realty, LLC (Elmrock Estates), Wheelrock,
LLC
4 Charlesview Road, Hopedale, MA 01747

DEED REFERENCE: 21 Wheeler Road & 106 Brigham Hill Road
Assessor's Map 45, Lot 2E; Assessor's Map 54, Lot 117;
Worcester District Registry of Deeds
Book 39639, Page 141; Book 24455, Page 285;

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner to change the design of the homes and that the requested change is an insubstantial change at property located at 21 Wheeler Road and 106 Brigham Hill Road, North Grafton, MA was duly in the Town Clerks office on March 14, 2019 at 8:46 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on April 3, 2019.

A true copy, ATTEST:

Kandy L. Lavallee
Kandy L. Lavallee, Town Clerk
Grafton, MA



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**

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GRAFTON, MASSACHUSETTS 01519

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2019 MAR 14 AM 8:46

**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2019/827 - 3

COMPREHENSIVE PERMIT PURSUANT TO G.L.c.40B

FIELDSTONE REALTY, LLC (ELMROCK ESTATES), Wheelrock, LLC of 4 Charlesview Road, Hopedale, MA 01747, is requesting to change the design of the homes and that the requested change is an insubstantial change.

At their duly held meeting on Thursday, February 28, 2019, the Zoning Board of Appeals took the following action: The following motion was made by Mr. Yeomans and 2nd by Mr. Chapin, that the Zoning Board of Appeals determine the change to the design of the homes described in the Wheelrock LC letter to the Board of Appeals dated 2/15/2019 is an insubstantial change.

BOOK: 58796 PAGE: 76 (FOR DECISION)

ADDRESS OF LOTS:

21 WHEELER ROAD MAP: 45 LOT: 2E BOOK: 39639 PAGE: 141

106 BRIGHAM HILL ROAD MAP: 54 LOT: 117 BOOK: 24455 PAGE: 285

ON A ROLL CALL VOTE:

William McCusker, Chairman: **YES**
William Yeomans, Vice Chairman: **YES**
Kay Reed, Clerk: **YES**
Elias Hanna, Member: **ABSENT**

Mr. Karl Chapin, Member: **YES**
Marianne Desrosiers, Alternate: **YES**
Mr. Brian Waller, Alternate: **PRESENT AT HEARING**

MOTION: GRANTED

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c. 40B.

William McCusker, Chairman
William Yeomans, Vice Chairman
Kay Reed, Clerk
Elias Hanna, Member
Karl Chapin, Member
Brian Waller, Alternate
Marianne Desrosiers, Alternate

[Handwritten signatures]

A complete file of this case (Case #827/2017) is on file with the Town Clerk.

A true copy;

Attest:

Kandy L. Lavallee

Kandy L. Lavallee, Town Clerk

Grafton, MA